

**COUNTY of
CUMBERLAND
VIRGINIA**

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Planning Commission

District 1
Patrick Smook

District 2
Keith Oulie

District 3
William C. Burger

District 4
David Brown

District 5
Rolland Gilliam

At Large
Parker Wheeler

At-Large
Irene Speas

**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION
Cumberland County Courthouse
Cumberland, Virginia
November 21, 2005, 7:00 P.M.**

Present: Bill Burger, Chairman, District 3
David Brown, District 4
Roland Gilliam, District 5
Bill Osl, Board Representative
Keith Oulie, District 2
Patrick Smook, District 1
Irene Speas, At-Large
Parker Wheeler, Vice-Chairman, At-Large

Also Present: Catherine Kahl, Planner/Zoning Administrator, Clerk of the
Commission
Darvin Satterwhite, County Attorney
Bill Smith, Cumberland Bulletin

The meeting was called to order, the roll called, and a quorum established.

There being no speakers, the Public Comment portion of the meeting was adjourned.

The minutes of October 17th, 24th and November 7th were discussed. A correction of the October 24th minutes regarding changing "Federal Space Administration" to "Farm Service Agency" was noted, and on a motion from Commissioner Gilliam, and a second from Commissioner Burger, all three (3) sets of minutes were unanimously accepted.

Ms. Kahl explained the purpose of the Conditional Use Permit application #05-11-1 was to allow an antique shop moving from Farmville to be located on the A-2 zoned 159 acre property of the owner. A motion was then made to set a date for Public Hearing by Commissioner Smook and seconded by Commissioner Oulie. County Attorney Satterwhite was asked to advertise as soon as possible and after discussion on time frames, the Public Hearing was unanimously approved and set for December 12th at 7:00 pm.

Ms. Kahl and County Attorney Satterwhite then explained another approach to dealing with family divisions, and possible changes to the Code to minimize abuses and prevent circumvention of the subdivision ordinances. The Hanover County Family Homestead Act was used as one model. It was suggested that if the parent tract division by right was used, then a family division would not be allowed. Discussion centered on how a family division would be allowed under changes to existing code. Discussion included divisions created by wills, by use of a parent tract division and then further divided by a family division (leaving a major subdivision without the county being involved).

Discussion also centered on how a family division would be invalidated if one family member sold their parcel outside the family.

Commissioner Oulie stated more than once that this would seem to conflict with what the Virginia State Legislature has worked hard to preserve –families’ right to divide land among themselves. Several questions about time limits to hold the property were referred to County Attorney Satterwhite, who suggested that one answer would be to add a signed agreement to the family division code. Commissioner Burger suggested that, if within the law, the parcel as a family division be held for 10 years. Commissioner Wheeler suggested under the same proviso that it be held for 5 years. Mr. Osl suggested that Ms. Kahl also look at several other counties to see how they are handling this problem, and bring those models to the next workshop for the Planning Commission to evaluate. Commissioner Wheeler suggested that everyone take the information home to review and think about until the December 12th meeting. It was agreed to table discussion until that time.

The Capital Improvement packets were looked at briefly, and a time table for a hearing on submitted proposals was set. Review and ranking of the proposals by the Planning Commission was set for December 12th. Presentation of the submitted proposals was set for January 9th and 10th, 2006.

The questions for the citizen survey being taken for the Comprehensive Plan were discussed. Commissioner Smook asked what the county wanted to accomplish with the survey. Mr. Osl suggested that we include information from the Longwood University Small Business Survey, and that the focus should be on planning issues. Commissioner Smook suggested that we ask citizens if the county should manage new development, how important is growth to them, and how important are new jobs. Mr. Osl also suggested that work should be done on condensing the survey.

A change in the current format of the survey was discussed. It was suggested that phone surveys might be the most effective method to use. Todd Fortune stated that his telephone survey test run, using the questions now presented, took about 7 minutes per call. Discussion centered around rethinking the questions to reduce the mount of time involved in the survey call, in order to keep the person surveyed engaged. It was also stated that volunteers would be needed to conduct the survey because the CRC staff, due to prior commitments, was unable to devote the time needed for the task. It was agreed by all that the survey would be a useful tool to decide if the citizens believed the Comprehensive Plan was going in the right direction for the county as a whole. More citizen involvement was encouraged. It was also collectively suggested that the questions be revised to rank choices, with anywhere from 3-5 answers per question, for the phone survey. It was agreed that the survey should be reworked and the following done to improve the quality of the survey:

1. Provide extensive advertising.
2. Whittle down the time involved in taking the survey by possibly eliminating some questions (specifically #4, 8a, and 9), and expanding some questions (specifically #8).
3. Encourage everyone on the Commission to come up with their questions for discussion.
4. Encourage everyone on the Commission to take the survey.

Todd Fortune then asked if the stakeholder survey should be done in addition to the citizen survey. It was determined that most of the information had been asked and answered on a survey taken during the summer months and this info was to be used to address the issues of this constituency. It was also agreed that the survey was to be reworked to include some of the new ideas discussed tonight and addressed at the workshop on December 12th.

Boundary maps for growth areas in the Courthouse, Cartersville and Farmville areas were reviewed. Discussion around density for land use areas followed. It was agreed that growth areas in the Cartersville area need to extend the central core to include the river/floodplain. The Courthouse area was accepted as submitted. It was also agreed that the Farmville area include Nascar Road, the Industrial Park, and extend to Jamestown Road (including Mahan Road). The point was raised whether development in the Industrial Park area would cut off the courthouse in terms of sewer capacity. Ms. Kahl was asked to speak with Jerry Giles, Director of Public Works, to confirm that the sewer system would not be maximized in terms of capacity should intense growth be allowed in this area.

Ms. Kahl asked that a letter of support be drafted and signed by the Planning Commissioners for a grant proposal to create a state and national historic district around the Courthouse. It was unanimously endorsed.

Commissioner's Comments:

Commissioner Speas: She is glad to have business coming to Cumberland County.

Bill Osl gave an update regarding the landfill issue currently before the Board of Supervisors. He stated that reactions from citizens have been about 60% for proceeding and 40% against based on the last Board of Supervisors public meeting (after the Carolyn Baber meeting). He then gave a brief history of the need for the landfill and the projected use of the revenue it would bring. He expected no proposed or expected impact on development or future property values in the area finally chosen to locate it. He was asked how many trucks he anticipated daily and what impact this would have on traffic in the county. He expected about 100 trucks daily, but this could be adjusted upward as they proceeded with the process.

Commissioner Burger stated that he anticipated 60% against and 40% for the landfill and has spoken to no one so far who is for it.

Ms. Kahl reminded everyone that the next two regular PC meeting dates are January 23rd and February 27th, 2006 because of holidays. She asked everyone to change their calendars.

There being no further business before the Commission, a motion to adjourn to the next meeting on December 12, 2005 was made by Commissioner Smook, seconded by Commissioner Burger, and unanimously approved.

Attested:

Parker Wheeler, Planning Commission Chair

Date

Catherine Kahl, Clerk of the Commission

Date